



# P i k e / P i n e

U r b a n   C e n t e r   V i l l a g e

***Pike/Pine Urban Neighborhood Coalition***

FINAL NEIGHBORHOOD PLAN

November 19, 1998

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## EXECUTIVE SUMMARY

# Overview of the Pike/Pine Neighborhood Plan

In the Pike/Pine Neighborhood, living and working in an Urban Village is already a way of life-and one that the community sees as fragile and worth preserving. The Pike/Pine neighborhood envisions itself not just as a corridor that straddles First Hill and Capitol Hill, but as a distinct area with its own unique identity. What follows is our vision of the Pike/Pine neighborhood twenty years from now. If the picture resembles Pike/Pine as it now exists, that's because our outreach shows that people who live and work in the neighborhood are enthusiastic about many of the current qualities of this distinct and vibrant neighborhood.

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## Vision: Pike/Pine in the Year 2014

Location close to downtown, without having downtown-type development of large single-use office buildings or institutions in the neighborhood

An urbane, mixed-use environment that is unusual in Seattle because it is 50% business and 50% residents

Small scale, individualistic retail businesses that give the neighborhood character

The continued health of light manufacturing, wholesaling, high-tech and auto-related businesses that create good jobs and neighborhood economic stability

A concentration of artists' studios, music performance and recording, and gallery spaces in keeping with present neighborhood patterns

The historic 'auto row' architecture and other historic buildings, such as the Fraternal Lodge buildings (Odd Fellows Hall, Masonic Temple, Knights of Columbus) and turn-of-the-century housing such as the Bell-Boy apartments that give the neighborhood character and preserve important parts of Seattle's **early** twentieth century history

A wide variety of different sorts of people living, working and visiting in the neighborhood

A well-defined community identity, including distinctive community gateways and many examples of public art

A neighborhood that sees itself as part of the City of Seattle and whose neighborhood activists and community organizations communicate productively with city and county governments

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This vision has been carried forward through the Phase Two Neighborhood Planning process. After the validation of this vision statement and the Phase One goals, community volunteers began working in six distinct committees to carry forth the community plan through Phase Two. These committees include Land Use, Urban Design, Housing, Economic Development, Arts and Culture, and Human Services. The Land Use and Urban Design Committees addressed historic structures and transportation was included in the purview of the Urban Design Committee. The Human Services Plan was conducted in a combined effort with the Capitol Hill and First Hill Urban Villages.

Over the past year each of these committees have worked toward the preparation of their specific portions of the Neighborhood Plan, As independent committees, and jointly through the Planning Committee and the Pike/Pine Urban Neighborhood Coalition, we have worked to outreach to the community, both as a means of increasing participation and as a means to inform.

Recognizing synergy as a key component in the success of our planning efforts, we established a Steering Committee with membership consisting of the chairperson from each committee and the chairperson of the Planning Committee. Through the Steering Committee we have identified four Key Strategies that combine ideas and recommendations from various committees. The strategies outlined below are presented in detail in each specific section of the plan.

#### KEY STRATEGY

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### **Preserve and Encourage Affordable and Market-Rate Housing**

Purpose: To strengthen the neighborhood's existing mixed-use character and identity by encouraging additional affordable and market-rate housing as well as preservation of existing housing.

#### KEY STRATEGY

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### **Sustain the Character of the Pike/Pine Neighborhood through Implementation of Urban Design Recommendations and Neighborhood-Wide Policy Changes**

Purpose: To sustain the character of the Pike/Pine neighborhood by development of Design Guidelines and Design Review process to preserve "character" buildings, and the implementation of urban design improvements that enhance the pedestrian environment.

#### KEY STRATEGY

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### **Strengthen the West End Entry**

Purpose: To strengthen the recognition of East Pike and East Pine as entry points from Downtown into a diverse neighborhood with unique opportunities for shopping, recreation and entertainment.

#### KEY STRATEGY

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### **Strengthen the Neighborhood Core East of Broadway**

Purpose: To consolidate the area bounded by Broadway, 12<sup>th</sup> Avenue East, East Pine Street and Madison as a cohesive core of mixed-use buildings and pedestrian friendly streets.

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# Introduction

The Pike/Pine Urban Center Village Neighborhood Plan is the culmination of an effort began in the summer of 1995, when the City of Seattle Neighborhood Planning Office came to the neighborhood looking for community members to participate in the neighborhood planning process initiated by the 1994 adoption of Seattle's Comprehensive Plan. The Comprehensive Plan had designated the Pike/Pine neighborhood as an Urban Center Village. Unlike many other neighborhoods, Pike/Pine had a distinct planning base, due to the completion in 1991 of the Pike/Pine Planning Study, sponsored and conducted by the Capitol Hill Chamber of Commerce, Capitol Hill Community Council, Capitol Hill Housing Improvement Program, Environmental Works, the Neighborhood Business Council and numerous residents, business and property owners in the neighborhood. The plan you hold in your hand seeks to build upon the enormous effort of the 1991 Planning Study and capitalize on the opportunities provided by the City in the Comprehensive Plan process.

## Seattle's Comprehensive Plan

The Comprehensive Plan, *Toward a Sustainable Seattle*, is a 20-year policy plan (1994-2014) designed to articulate a vision of how Seattle will grow in ways that sustain its citizens' values. The Comprehensive Plan makes basic policy choices and provides a flexible framework for adapting to real conditions over time. The initial building blocks of the Comprehensive Plan are the "elements" required by the state's Growth Management Act: land use, transportation, housing, capital facilities and utilities. King County's Countywide Planning Policies require the addition of an economic development element, and the Seattle Framework Policies (Resolution 28535) inspired the inclusion of a neighborhood planning element and a human development element. The ideas in the plan were developed over five years through discussion and debate and the creative thinking of thousands of Seattle citizens working with City staff and elected officials.

## The Urban Village Strategy

The goal that unifies all the elements of the Comprehensive Plan is to preserve the best qualities of Seattle's distinct neighborhoods while responding positively and creatively to the pressures of change and growth. A key component of the City's plan to achieve this goal is the Urban Village strategy.

The Urban Village strategy combines small changes in the city's development pattern with a more complete and competitive intermodal public transportation system, the targeted use of housing assistance funds and planning tools to provide desirable and affordable housing, investment in facilities and service delivery systems designed to serve higher density neighborhoods and neighborhood-based decisions built upon local citizens' expressed priorities.

Seattle will strive to develop and enhance these qualities of Urban Villages:

- A diverse mix of people of varied ages, incomes, cultures, employment, and interests;
- A variety of housing types, ranging appropriately for each village scale to meet the needs and preferences of the diverse community;
- A strong relationship between residential and commercial areas;
- Community facilities, including schools, community and recreation centers, libraries, parks, and human services within walking distance of the village core;
- Partnerships with neighborhood and community-based organizations to improve people's access to services and activities and to create opportunities for interaction through such means as neighborhood planning and community policing;

- Transit, bicycle and pedestrian facilities with connections to neighboring villages, good circulation within the village and between the village and surrounding neighborhoods;
- Well-integrated public open space, providing recreational opportunities for village residents and workers;
- A unique identity reflecting local history, the village's natural features, its culture and othersources of community **pride**.

### Urban Center Village Designation

The Pike/Pine Urban Center Village is one of four villages in the First Hill/Capitol Hill Urban Center. The other villages include Capitol Hill, First -Hill, and South Capitol Hill (12<sup>th</sup> Avenue). The boundaries of the Pike/Pine neighborhood are interstate 5 on the west, E. Olive Street on the north, 15<sup>th</sup> Avenue to the east, and, on the south, Madison Avenue from 15<sup>th</sup> Avenue to E. Broadway and E. Union Street from Broadway to Interstate 5.

**Pike/Pine** is the smallest of the villages in area, containing 131 acres. According to the Comprehensive Plan, the Urban Village contained 2,349 households in 1994 for a housing density of about 18 households per acre. The plan estimates an additional 620 households will be constructed by the year 2014. This would increase the density to 22.7 households per acres.

There were an estimated 3,963 jobs within the urban village boundaries in 1994. The number of jobs is estimated to increase by 1,400 to about 5,400 in 2014.

